

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

20a Lobb Street, North Bendigo Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$445,000 & \$460,000

Median sale price

Median price \$420,000 Property Type Townhouse Suburb North Bendigo

Period - From 28/02/2022 to 27/02/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/25 Albert St LONG GULLY 3550	\$460,000	14/11/2022
2	7 Lobb St NORTH BENDIGO 3550	\$447,500	27/10/2022
3	13a Afton St NORTH BENDIGO 3550	\$445,000	17/10/2022

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/02/2023 14:16



Rooms: 5
Property Type: Unit
Land Size: 768 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$460,000
Median Townhouse Price
28/02/2022 - 27/02/2023: \$420,000

Comparable Properties



3/25 Albert St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 14/11/2022
Property Type: Unit
Land Size: 346 sqm approx



7 Lobb St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$447,500
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 457 sqm approx



13a Afton St NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 17/10/2022
Property Type: House
Land Size: 410 sqm approx

Account - Step Up Property